



MINUTES

OCONEE COUNTY COUNCIL

Regular Meeting

October 17, 2023

MEMBERS, OCONEE COUNTY COUNCIL

Mr. John Elliott, District I
Mr. Matthew Durham, Chairman, District II
Mr. Don Mize, Vice Chairman, District III
Mr. Julian Davis III, District IV
Mr. Glenn Hart, Chairman Pro Tem, District V

Oconee County Council met at 6:00 PM in Council Chambers, 415 South Pine Street, Walhalla, SC with all Council Members, County Administrator Amanda F. Brock, County Attorney David Root, & Jennifer C. Adams, Clerk to Council present.

Press: Pursuant to the Freedom of Information Act, notice of the meeting, date, time, place of meeting and agenda were posted on the bulletin board at the County Administrative Offices, 415 South Pine Street, Walhalla, SC, and the County Council website [www.oconeesc.com/council]. In addition, it was made available [*upon request*] to the newspapers, radio stations, television stations and concerned citizens.

Members of the press present: Riley Morningstar / The Journal, Dick Mangrum / WGOG 101.7

Call to Order

Mr. Durham called the meeting to order at 6:10 p.m.

Moment of Silence

Mr. Durham asked for a moment of silence prior to the Invocation by County Council Chaplain.

Invocation by County Council Chaplain

Mr. Root, County Council Chaplain, gave the invocation.

Pledge of Allegiance

Mayor Dan Alexander led the Pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes

Mr. Hart made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve the October 03, 2023 regular meeting minutes as presented.

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Attorney's Comments

Mr. Root informed Council that a motion was needed to amend the agenda to remove Executive Session items number two and three, along with the action item that follows.

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 – 0, to amend the agenda by removing Executive Session item number two related to receiving legal advice and discussing a potential contractual matter related to the Keowee River development, item number three related to council discussion regarding a contractual matter related to the City of Walhalla and the action item related to the City of Walhalla.

Administrator's Comments

None at this meeting.

Proclamations

PROCLAMATION 2023-08 A PROCLAMATION DECLARING OCTOBER 2023 AS DISABILITY EMPLOYMENT AWARENESS MONTH

Mr. Davis made a motion, seconded by Mr. Hart, approved 5 - 0, to approve **Proclamation 2023-08** on first and final reading.

PROCLAMATION 2023-09 A PROCLAMATION COMMEMORATING THE 75TH ANNIVERSARY OF THE OCONEE COUNTY PUBLIC LIBRARY

Mr. Hart made a motion, seconded by Mr. Mize, approved 5 – 0, to approve **Proclamation 2023-09** on first and final reading.

PROCLAMATION 2023-10 A PROCLAMATION HONORING REVEREND TED EDGAR AS THE LONGEST SERVING PASTOR OF A SINGLE CHURCH IN OCONEE COUNTY

Mr. Elliott made a motion, seconded by Mr. Davis, approved 5 – 0, to approve **Proclamation 2023-10** on first and final reading.

Public Comment Session

If you are not able to attend in person and you have a comment, you may submit it by contacting our Clerk to Council, Jennifer C. Adams at jennifercadams@oconeesc.com or 864-718-1023, so that she may receive your comment and read it into the record.

1. Mr. John Morrey addressed Council with his concerns related Oconee County development standards ordinance.
2. Mr. Thomas Watford addressed Council with his concerns over at-large dogs roaming the County and expressed his opinion that these dogs pose a potential threat to citizens.

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Council Members Comments

Mr. Davis and Mr. Durham both addressed Mr. Watford's concerns related to at-large dogs in the County.

Public Hearings for the Following Ordinances *If you would like to be heard during either of the public hearings, please contact Clerk to Council Jennifer C. Adams at jennifercadams@oconeesc.com or 864-718-1023 so that your participation by may be coordinated.*

ORDINANCE 2023-17 AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND BOOKS FOR LESS, LLC ALONG WITH MILES 302 PALMER LLC, ALSO KNOWN AS PROJECT GALT, ACTING FOR THEMSELVES, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES (COLLECTIVELY, "COMPANY"); PROVIDING FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; CREATING A, OR MODIFYING AN EXISTING, JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AND OTHER RELATED MATTERS.

Mr. Durham opened the floor for Public Comment.

Noting that no citizens signed up to address Council; Mr. Durham opened the floor for any citizen wishing to address Council regarding this ordinance. No citizen addressed Council and no citizen submitted or presented any written comments for the record.

Mr. Durham closed the Public Hearing regarding **Ordinance 2023-17**.

Third Reading of the Following Ordinances

ORDINANCE 2023-17 *[see caption above]*

Mr. Davis made a motion, seconded by Mr. Elliott, to approve **Ordinance 2023-17** on third and final reading.

Members of Council welcomed Books for Less to Oconee County.

Motion approved 5 – 0.

Second Reading of the Following Ordinances

ORDINANCE 2023-18 AN ORDINANCE AMENDING CHAPTER 32 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING AMENDMENTS (DELETIONS) TO THE SIGN CONTROL ORDINANCE OF OCONEE COUNTY; AND OTHER MATTERS RELATED THERETO.

Mr. Davis made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve **Ordinance 2023-18** on second reading.

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First Reading of the Following Ordinances

ORDINANCE 2023-20 [In Title Only] AN ORDINANCE AUTHORIZING, PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA, THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN OCONEE COUNTY, SOUTH CAROLINA AND A COMPANY IDENTIFIED AS CAMDEN MANAGEMENT PARTNERS, INC., ACTING FOR ITSELF, ONE OR MORE CURRENT OR FUTURE AFFILIATES AND OTHER PROJECT COMPANIES (COLLECTIVELY, “COMPANY”); PROVIDING FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; PROVIDING FOR A SPECIAL SOURCE REVENUE CREDIT; CREATING A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK BETWEEN OCONEE COUNTY AND PICKENS COUNTY SO AS TO DESIGNATE THE PROPERTY OF THE PROJECT AS PART OF THE PARK; AND OTHER RELATED MATTERS.

Mr. Davis made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve **Ordinance 2023-20** on first reading.

First & Final Reading for the Following Resolutions

None scheduled for this meeting.

Discussion Regarding Action Items

Council discussion regarding Development Standards in the County.

Mr. Elliott opened the discussion by requesting the following three development standard requirements for new developments of twenty-five acres of land or greater in the aggregate:

1. Lighting pointing downward.
2. Setback with trees on the perimeter of the property, all sides, as a buffer.
3. One acre of greenspace set aside for every 25 acres.

Mr. Elliott made a motion, seconded by Mr. Davis, to direct staff to draft an ordinance on Development Standards that contains the above proposed criteria [copy of criteria in backup], to be placed on the November 21, 2023 Council agenda for first reading, then forwarded to the Planning Commission for input and review, returning to County Council for second reading.

Lengthy discussion followed by Council members regarding development standards.

Mr. James Coley, Planning and Code Enforcement Director, provided current setback standards required for subdivisions as requested by Mr. Hart.

Motion approved 5 – 0.

Mr. David Root, County Attorney, noted chapter 32 and chapter 36 of the Oconee County Code of Ordinances does provides what most people would consider development standards.

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Request for Council's approval to commit matching funds, not to exceed \$14,558, toward the Oconee County Courthouse Justice Assistance Grant from the South Carolina Department of Public Safety Justice Assistance Grant (JAG) Program. Amount: Not to exceed \$14,558

Mr. Hart made a motion, seconded by Mr. Davis, approved 5 – 0, to approve the commitment of matching funds, not to exceed \$14,558, toward the Oconee County Courthouse Justice Assistance Grant from the South Carolina Department of Public Safety Justice Assistance Grant (JAG) Program.

Council consideration of acceptance of a \$100,000 grant from SC Coordinating Council for Economic Development for Meyn Americas' project.

As part of Meyn America's construction of their new \$10.8 million distribution center at Oconee Industry and Technology Park that will create 25 new jobs, the South Carolina Coordinating Council for Economic Development (CCED) awarded the company a \$100,000 grant for building and site improvements. The grant is similar to most state economic development grants for new and expanding businesses, whereby Oconee County serves as a pass through for the grant. Meyn America will make the improvements eligible under the grant and then submit a request for payment and supporting documentation to Oconee County. In turn, the County forwards that information, with a request for payment and supporting documentation, to CCED. CCED reviews the request and upon approval forwards the funds to the County. The County will then cut a check to Meyn America.

A performance agreement for the grant that is between the CCED, Meyn America and Oconee County is needed for the grant to be effective. We hope to have it available for Council's consideration at the next Council meeting.

There is no financial impact or liability to Oconee County as we are not paying for or procuring the work under the grant.

It is the staff's recommendation that Council approve the grant agreement between the SC Coordinating Council for Economic Development and Oconee County.

Mr. Davis made a motion, seconded by Mr. Elliott, approved 5 – 0, to approve the grant agreement between the SC Coordinating Council for Economic Development and Oconee County.

Title: Five (5) 2023 Chevrolet Silverado's Department: Fire / Emergency Services Amount: \$259,990.00

Procurement was approved by Council in Fiscal Year 2023-2024 budget process.

Budget: \$259,990.00 Project Cost: \$259,990.00 Balance: \$0.00

(Funding from Fire/Emergency Services Capital Vehicle, Equipment and Small Capital Fund (335))

The Fiscal year 2023-2024 Fire/Emergency Services Capital Vehicle, Equipment and Small Capital budget includes five (5) Chevrolet Silverado's for Fire / Emergency Services. These trucks are on the lot and there will be no wait time in delivery.

The new vehicles will replace a 2007 Chevy Tahoe with 204,900 miles, a 2008 Ford F-250 with 270,473 miles, a 2007 Ford Expedition with 169,800 miles, a 2007 Ford Crown Vic with 217,500 miles and a 2012 Ford F-350 with 294,000 miles. The vehicles being replaced will be sold as surplus or replace older vehicles used in other County departments. The Fleet Maintenance Director also approves this purchase.

Love Chevrolet of Columbia, SC was awarded SC State Contract # 4400031134 for Chevrolet vehicles; contract expires 9-12-2024.

Love Chevrolet of Columbia, SC is a SC State Contract holder for Chevrolet vehicles.

It is the staff's recommendation that Council approve the purchase of five (5) Chevrolet Silverado's from Love Chevrolet of Columbia, SC, in the amount of \$259,900.00.

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Mr. Durham noted a discrepancy in the purchase amount recommended by staff, when compared to the project cost.

Ms. Brock noted the staff recommended purchase amount should read \$259,990.00.

Mr. Davis made a motion, seconded by Mr. Elliott, to approve the purchase of five (5) Chevrolet Silverado's from Love Chevrolet of Columbia, SC, in the amount of \$259,990.00.

Mr. Elliott extended his thanks to the Motor Pool and Fire and Emergency Services Departments for extending the life of these vehicles.

Mr. Mize inquired if the County could purchase these vehicles from a local Chevrolet dealership.

Ms. Brock provided details related to State Contract pricing, noting that the State Contract price is the lowest price for these vehicles.

Motion approved 5 – 0.

Title: Four (4) 2023 Dodge Durango's and One (1) 2023 Dodge Charger

Department: Sheriff's Office

Amount: \$203,609.00

Procurement was approved by Council in Fiscal Year 2023-2024 budget process.
Budget: \$ 203,609.00 Project Cost: \$203,609.00 Balance: \$0.00
(Funding from Capital Equipment / (325) Vehicle Fund)

The Fiscal year 2023-2024 Capital Replacement plan includes four (4) 2023 Dodge Durango's and one (1) 2023 Dodge Charger for the Sheriff's Office Investigations, Narcotics and Road Deputies. These vehicles are on the lot or in transit to the dealership and there will be very little wait time in delivery. If the County orders these vehicles, it will be late Spring or Early Summer 2024 before they are received and delivered.

The new vehicles will replace a 2010 Chevrolet Tahoe with 191,700 miles, 2009 Chevrolet Tahoe with 168,000 miles, 2013 GMC Yukon with 230,700 miles, 2009 Ford Crown Vic with 195,672 miles, and a 2011 Ford Crown Vic with 160,985 miles. The vehicles being replaced will be sold as surplus or replace older vehicles used in other County departments. The Sheriff and the Fleet Maintenance Director also approves this purchase.

Santee Automotive of Manning, SC was awarded SC State Contract # 4400029870 for Dodge vehicles.

Santee Automotive of Manning, SC is a SC State Contract holder for Dodge vehicles.

It is the staff's recommendation that Council approve the purchase of four (4) 2023 Dodge Durango's and one (1) Dodge Charger from Santee Automotive of Manning, SC, in the amount of \$203,609.00.

Mr. Mize made a motion, seconded by Mr. Hart , approved 5 – 0, to approve the purchase of four (4) 2023 Dodge Durango's and one (1) Dodge Charger from Santee Automotive of Manning, SC, in the amount of \$203,609.00.

Council Committee Reports

Mr. Mize provided information outlining discussions held at the October 3, 2023 Law Enforcement, Public Safety, Health and Welfare Committee meeting.

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Board & Commission Appointments

None for this meeting.

Executive Session

Mr. Elliott made a motion, seconded by Mr. Davis, approved 5 – 0, to enter into Executive Sessions for the following purposes, as allowed for § 30-4-70(a) of the South Carolina Code of Laws:

1. *Discussion regarding an Economic Development matter, Project Red.*
2. ~~*Receive legal advice and discuss a potential contractual matter related to the Keowee River development.*~~
3. ~~*Council discussion regarding a contractual matter related to the City of Walhalla.*~~

Council entered into Executive Session at 7:03 p.m.

Council returned from Executive Session at 7:22 p.m. on a motion made by Mr. Elliott , seconded by Mr. Hart , approved 5 – 0.

Mr. Durham noted no action was taken in Executive Session.

~~Discussion Regarding Action Items~~

~~*Discuss and act on proposed Intergovernmental Agreement for Fire Protection and other Emergency Response Services between Oconee County and the City of Walhalla.*~~

Adjourn:

Mr. Hart made a motion, approved unanimously, to adjourn at 7:23 p.m.

Respectfully Submitted:

Jennifer C. Adams
Clerk to Council

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